# Statement of Information Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Unit offered for sale

Address Including suburb and postcode

Address Lots 916, 917, 919 & 921/230S Hardys Road, Clyde North VIC 3978 burb and

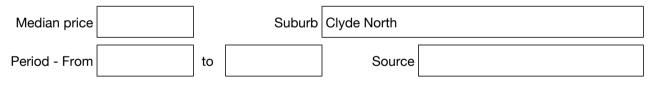
### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

<b>Unit type or class</b> e.g. One bedroom units	Single price		Lower price		Higher price
286sqm (Lot 916)	\$366,000	Or range between		&	
310sqm (Lot 919)	\$375,000	Or range between		&	
313sqm (Lot 917)	\$376,000	Or range between		&	
321sqm (Lot 921)	\$385,000	Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

### Suburb unit median sale price





## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

## Unit type or class

e.g. One bedroom units	Address of comparable unit	Price	Date of sale
286sqm (Lot 916)			

#### Unit type or class

e.g. One bedroom units	Address of comparable unit	Price	Date of sale
310sqm (Lot 919)			

#### Unit type or class

e.g. One bedroom units	Address of comparable unit	Price	Date of sale
	836/ Hardys Rd CLYDE NORTH 3978	\$390,000	16/06/2022
313sqm (Lot 917)			

#### Unit type or class

e.g. One bedroom units	Address of comparable unit	Price	Date of sale
321sqm (Lot 921)			

#### Unit type or class

e.g. One bedroom units	Address of comparable unit	Price	Date of sale

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

01/07/2022 14:41

